



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

BOARD MATTER **Supervisors Linda Smyth** **June 18, 2013**

Modified Processing – residential blocks A&E of Arbor Row

BACKGROUND:

Madam Chairman, I have been contacted by the developers of the residential blocks A&E of the Arbor Row project in Tysons requesting help with moving quickly to construction. Specifically they have requested modified processing of their plans so they could move forward with footings and foundation work of their residential buildings. Obtaining modified processing could result in final delivery of the residential building many months earlier.

As you know board policy allows modified processing to be granted to commercial development but is not extend to residential projects. There are strong arguments that modified processing should be extended to larger scale residential development within certain parameters. To that end it is my understanding that proposed modified processing policy applied to large scale residential projects was well-received by the Board last Tuesday at the Development Process Committee meeting and by NAIOP and NVBIA last Thursday and by the EAC on Friday. A proposed policy change is anticipated to be brought to the board in September. Unfortunately that timing would significantly impact the anticipated construction schedule for the Arbor Road development.

MOTION:

Madam Chairman, I move that the Board deem the residential Blocks of Arbor Row (Block A and Block E) eligible for modified processing as test case while the revised policy works its way to the Board.

This motion shall not be construed as a favorable recommendation by the Board on the proposed applications, and does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

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